



**Cherry Tree Lane, BEVERLEY HU17 0BB**



**welcome to**

**Cherry Tree Lane, BEVERLEY**

Well presented substantial two bedroom bay fronted house offered for sale with no forward chain.



**Offered with immediate vacant possession with no forward chain is this bay fronted traditional house ideal for first time buyers and situated in a convenient and sought after established residential area close to the town centre. The internal accommodation which is well presented has been extended to the rear and briefly comprises of entrance hall, 28' through lounge/dining room, kitchen, lobby and ground floor wc and to the first floor are two bedrooms and bathroom. The property also boasts a lawned rear garden and is worthy of internal inspection to be appreciated.**

#### **Entrance Porch**

With tiled floor.

#### **Entrance Hall**

Accessed via a double glazed entrance door, built in storage cupboard and coved ceiling.

#### **Through Lounge/dining Room**

28' 2" into bay window x 9' 8" extending to 13' ( 8.59m into bay window x 2.95m extending to 3.96m )

With a double glazed bay window to the front elevation together with a further double glazed window to the rear elevation. Feature brick fireplace with timber mantle over and attractive log burner with flagstone hearth. Built in storage cupboard, picture rails to the walls, twin radiators, stairs to the first floor and coved ceiling.

#### **Kitchen**

Double glazed windows to the rear and side aspects, range of high gloss base and wall units with worksurfacing and tiled splash back and incorporating 1 1/2 bowl sink unit. Plumbing for an automatic washing machine and an integrated dishwasher and fridge/freezer. Five ring hob with hood over and electric oven. Concealed gas central heating boiler and a radiator.

#### **Lobby Area**

Double glazed rear entrance door.

#### **Cloakroom**

Part tiled walls, extractor fan, wc and corner wash hand basin.

#### **Landing**

Built in storage cupboard and coved ceiling.

#### **Bedroom One**

13' 2" into recess x 11' 3" ( 4.01m into recess x 3.43m )  
Double glazed window to the front aspect, radiator and coved ceiling.

#### **Bedroom Two**

14' x 7' 2" into recess ( 4.27m x 2.18m into recess )  
Double glazed window to the rear aspect, radiator and coved ceiling.

#### **Bathroom**

With double glazed window to the rear aspect, tiled walls, radiator and extractor fan. Corner panelled bath with shower over, pedestal wash hand basin and wc. Airing cupboard housing hot water tank.

#### **Outside**

To the front is a gravelled garden with low wall surrounds. To the rear is lawned garden with paved patio area, timber store shed and fenced surrounds.



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welcome to

## Cherry Tree Lane, BEVERLEY

- Bay Fronted Mid Terrace House
- 28' Through Lounge/Dining Room
- Two Bedrooms
- Offered for Sale with No Forward Chain
- Council Tax Band A

Tenure: Freehold EPC Rating: D

offers in excess of

**£160,000**

### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106494 - 0005

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